

AN ORDINANCE

101071

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended so that it shall include the change of zoning classification of Lot 7, Block 21, NCB 8917, from C-2 Commercial District to R-6 C Residential Single-Family District with a Conditional Use for a Duplex not to exceed 13 units per acre.

**SECTION 2.** The City Council finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes or the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not adversely affect the public health, safety and welfare.

**SECTION 3.** The City Council finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. The principal entrances shall face Wilcox Street.
- B. Parking shall be located in front of the building.
- C. There shall be no more than three (3) driveways.

**SECTION 4.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**SECTION 5.** The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 6.** This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective July 03, 2005.

**PASSED AND APPROVED** this 23<sup>rd</sup> day of June 2005.

ATTEST:

*Leticia Y. Vacit*  
City Clerk

*Phil Hardberger*  
M A Y O R  
PHIL HARDBERGER

APPROVED AS TO FORM:

*Samuel Clark Tarrus*  
for City Attorney

# Agenda Voting Results

**Name:** 4.2D.

**Date:** 06/23/05

**Time:** 03:01:58 PM

**Vote Type:** Multiple selection

**Description:** ZONING CASE NUMBER Z2005104 C: The request of Louis Parra, Applicant, for Louis Parra, Owner(s), for a change in zoning from "C-2" Commercial District to "R-6" C with conditional use for a duplex not to exceed 13 units per acre (2 units on subject property) on Lot 7, Block 21, NCB 8917 (528 Wilcox). Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 5)

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. McNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		